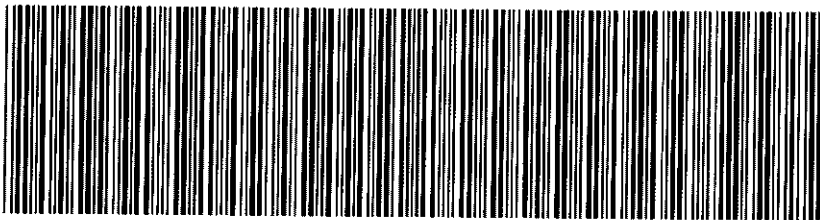


Exhibit J

**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


**2016062102256004002EC7AA**
**RECORDING AND ENDORSEMENT COVER PAGE**
**PAGE 1 OF 4**
**Document ID: 2016062102256004**
**Document Date: 05-25-2016**
**Preparation Date: 06-29-2016**
**Document Type: DEED**
**Document Page Count: 3**
**PRESENTER:**

BARRISTERS TITLE AGENCY, LLC  
2275 COLEMAN STREET, UNIT 1A  
BTA-3004  
BROOKLYN, NY 11234  
718-676-5222  
MIKE@BARRISTERSNY.COM

**RETURN TO:**

BARRISTERS TITLE AGENCY, LLC  
2275 COLEMAN STREET, UNIT 1A  
BTA-3004  
BROOKLYN, NY 11234  
718-676-5222  
MIKE@BARRISTERSNY.COM

**Borough**
**Block Lot**
**PROPERTY DATA**
**Unit Address**
**BROOKLYN**
**1498**
**54**
**Entire Lot**
**769 MACDONOUGH STREET**
**Property Type: DWELLING ONLY - 4 FAMILY**
**CROSS REFERENCE DATA**
**Document ID: 2016062102256002**
**PARTIES**
**GRANTOR/SELLER:**

LUIS VILLAFANE  
769 MACDONOUGH STREET  
BROOKLYN, NY 11233

**GRANTEE/BUYER:**

769 M LLC  
PO BOX 50264  
BROOKLYN, NY 11205

**FEES AND TAXES**
**Mortgage :**

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
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**Exemption:**

TAXES: County (Basic):	\$	0.00
------------------------	----	------

City (Additional):	\$	0.00
--------------------	----	------

Spec (Additional):	\$	0.00
--------------------	----	------

TASF:	\$	0.00
-------	----	------

MTA:	\$	0.00
------	----	------

NYCTA:	\$	0.00
--------	----	------

Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
--------	----	------

Recording Fee:	\$	52.00
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Affidavit Fee:	\$	0.00
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**Filing Fee:**

	\$	250.00
--	----	--------

**NYC Real Property Transfer Tax:**

	\$	5,700.00
--	----	----------

**NYS Real Estate Transfer Tax:**

	\$	1,600.00
--	----	----------

**RECORDED OR FILED IN THE OFFICE**
**OF THE CITY REGISTER OF THE**
**CITY OF NEW YORK**
**Recorded/Filed 06-30-2016 16:29**
**City Register File No.(CRFN):**
**2016000222782**


*Grant M. Hill*

**City Register Official Signature**

BARGAIN AND SALE DEED, WITH COVENANT AGAINST GRANTOR'S ACTS-  
INDIVIDUAL OR CORPORATION.  
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT  
SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made this 25<sup>th</sup> day of May, 2016 BETWEEN

**LUIS VILLAFANE**

With an address at 769 Macdonough Street, Brooklyn, New York 11233  
party of the first part, and

**769 M LLC**

with an address at PO Box 50264, Brooklyn, New York 11205  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) and  
other valuable consideration paid by the party of the second part, does hereby grant and release  
unto the party of the second part, the heirs or successors and assigns of the party of the second  
part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon  
erected, situate, lying and being in the County of Bronx, known as 769 MACDONOUGH  
STREET, BROOKLYN, NEW YORK 11233, Block: 01498 Lot: 0054

**SEE ATTACHED DESCRIPTION**

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any  
streets and roads abutting the above-described premises to the center lines thereof; TOGETHER  
with the appurtenances and all the estate and rights of the party of the first part in and to said  
premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second  
part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered  
anything whereby the said premises have been encumbered in any way whatever, except as  
aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that  
the party of the first part will receive the consideration for this conveyance and will hold the  
right to receive such consideration as a trust fund to be applied first for the purpose of paying the  
cost of the improvement and will apply the same first to the payment of the cost of the  
improvement before using any part of the total of the same for any other purpose.  
[The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so  
requires.

Power of Attorney being simultaneously recorded herewith...

**BARRISTERS TITLE AGENCY, LLC**

as Agent for  
Old Republic National Title Insurance Company

**SCHEDULE A (Description)**

Title Number: BTA-3139

All that certain plot, piece or parcel of land, situate, lying and being in the Second Ward, Borough of Queens, County of Queens, City and State of New York, bounded and described as follows:

**BEGINNING** at a point on the westerly side of Stafford Avenue, now known as 69th Avenue, distant 127 feet southerly from the corner formed by the intersection of the westerly side of 69th Avenue and the southerly side of Juno Street;

**RUNNING THENCE** westerly at right angles to the westerly side of 69th Avenue and part of the distance through a party wall, 100 feet ;

**THENCE** southerly parallel with the westerly side of 69th Avenue, 18 feet;

**THENCE** easterly again at right angles to the westerly side of 69th Avenue and part of the distance through a party wall, 100 feet to the westerly side of 69th Avenue; and

**THENCE** northerly along the westerly side of 69th Avenue, 18 feet to the point or place of **BEGINNING**.


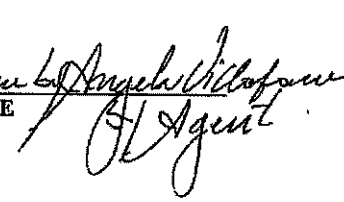
Being the same premises as conveyed in Liber/Reel: 994 Page: 276.

**FOR INFORMATION ONLY:**

Said Premises being known as 93-07 69th Avenue Queens NY and Section: 17 Block: 3197 Lot: 139

Schedule A Page 1 of 1

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.  
In presence of:

  
LUIS VILLAFANE  


STATE OF (NEW YORK)  
COUNTY OF (Kings) ss.:

On the 22 day of May in the year 2016 before me, undersigned, personally appeared LUIS VILLAFANE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and Angela Villafane acknowledged to me that he/she/they executed the same in his/her/their capacity(ies) and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY SEAL:

  
NOTARY PUBLIC

KELLY O'BRIEN  
Notary Public, State of New York  
Reg. No. 01086211041  
Qualified in Kings County  
Commission Expires 09/08/20 17

SECTION:

BLOCK: 01498

LOT: 0054

CITY OR TOWN: NEW YORK

COUNTY: KINGS

RETURN BY MAIL TO:

**BARGAIN AND SALE DEED**  
**With Covenant Against Grantor's Acts**

Title No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2016062102256004002S092B

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2016062102256004

**Document Date:** 05-25-2016

**Preparation Date:** 06-29-2016

**Document Type:** DEED

**ASSOCIATED TAX FORM ID:** 2016062200263

**SUPPORTING DOCUMENTS SUBMITTED:**

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING  
RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

**Page Count**

1

2

1



The City of New York  
 Department of Environmental Protection  
 Bureau of Customer Services  
 59-17 Junction Boulevard  
 Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: BROOKLYN BLOCK: 1498 LOT: 54
- (2) Property Address: 769 MACDONOUGH STREET, BROOKLYN, NY 11233
- (3) Owner's Name: 769 M LLC
- Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: \_\_\_\_\_ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: **BOROUGH: BROOKLYN** **BLOCK: 1498** **LOT: 54**
- (2) Property Address: **769 MACDONOUGH ST, BROOKLYN, NY 11233**
- (3) Owner's Name: **769 M LLC**

Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner

Signature:

Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

By: Scott KUSHNICK, sole member

769 M LLC

2

BCS-7CRF-ACRIS REV. 8/08

2016052500221101



## FOR CITY USE ONLY

C1. County Code \_\_\_\_\_ C2. Date Deed Recorded \_\_\_\_\_  
 Month Day Year  
 C3. Book \_\_\_\_\_ C4. Page \_\_\_\_\_  
 OR  
 C5. CRFN \_\_\_\_\_



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

## PROPERTY INFORMATION

1. Property Location 769 MACDONOUGH STREET BROOKLYN 11233  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 769 M LLC  
 LAST NAME / COMPANY FIRST NAME  
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)  
 LAST NAME / COMPANY FIRST NAME  
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name VILLAFANE LUIS  
 LAST NAME / COMPANY FIRST NAME  
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:  
 A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☒ Apartment H ☐ Community Service J ☐ Public Service

4A. Planning Board Approval - N/A for NYC  
 4B. Agricultural District Notice - N/A for NYC  
 Check the boxes below as they apply:  
 6. Ownership Type is Condominium ☐  
 7. New Construction on Vacant Land ☐

## SALE INFORMATION

10. Sale Contract Date 5 / 15 / 2015  
 Month Day Year

11. Date of Sale / Transfer 5 / 25 / 2016  
 Month Day Year

12. Full Sale Price \$ 4,000,000  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale \_\_\_\_\_

## 14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is Included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☒ None

## ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class C, 3 16. Total Assessed Value (of all parcels in transfer) 3,571,6

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))  
BROOKLYN 1498 54

**CERTIFICATION**

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

**BUYER****BUYER'S ATTORNEY**

BUYER SIGNATURE PO BOX 50264		DATE	LAST NAME		FIRST NAME
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	
BROOKLYN	NY	11205	SELLER		
CITY OR TOWN	STATE	ZIP CODE	SELLER SIGNATURE		DATE

2016062200263201

**FOR CITY USE ONLY**

C1. County Code  C2. Date Deed Recorded  /  /   
 C3. Book  OR C4. Page   
 C5. CRFN

**REAL PROPERTY TRANSFER REPORT**  
 STATE OF NEW YORK  
 STATE BOARD OF REAL PROPERTY SERVICES  
**RP - 5217NYC**

**PROPERTY INFORMATION**

1. Property Location  769 /  MACDONOUGH ST  BROOKLYN  11233  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name  769 M LLC   
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address   
 LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed  1 # of Parcels OR ☐ Part of a Parcel

5. Deed Property Size  FRONT FEET X  DEPTH OR  ACRES

6. Seller Name  VILLAFANE  LUIS  
 LAST NAME / COMPANY FIRST NAME

7. Check the box below which most accurately describes the use of the property at the time of sale:  
 A ☐ One Family Residential C ☐ Residential Vacant Land E ☐ Commercial G ☐ Entertainment / Amusement I ☐ Industrial  
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☒ Apartment H ☐ Community Service J ☐ Public Service

**SALE INFORMATION**

10. Sale Contract Date  5 / 15 / 2015  
 Month Day Year

11. Date of Sale / Transfer  5 / 25 / 2016  
 Month Day Year

12. Full Sale Price \$  4 0 0 0 0 0  
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale

14. Check one or more of these conditions as applicable to transfer:  
 A ☐ Sale Between Relatives or Former Relatives  
 B ☐ Sale Between Related Companies or Partners in Business  
 C ☐ One of the Buyers is also a Seller  
 D ☐ Buyer or Seller is Government Agency or Lending Institution  
 E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)  
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates  
 H ☐ Sale of Business is included in Sale Price  
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)  
 J ☒ None

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

15. Building Class  C, 3 16. Total Assessed Value (of all parcels in transfer)  3 5 7 1 6  
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))  
 BROOKLYN 1498 54

CERTIFICATION			
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.			
BUYER		BUYER'S ATTORNEY	
BUYER SIGNATURE <i>[Signature]</i>	DATE 5/25/16	LAST NAME	FIRST NAME
PO BOX 50264			
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
BROOKLYN			
CITY OR TOWN	STATE NY	ZIP CODE 11205	SELLER
		SELLER SIGNATURE <i>[Signature]</i>	DATE 5/25/16

By: Scott Kushnick, Sole member  
769 M LLC

2016052500221201

## Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York       )  
  ) SS.:  
County of                    )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

**769 MACDONOUGH STREET**

Street Address

Unit/Apt.

**BROOKLYN**

New York,

**1498**

**54**

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)

Name of Grantee (Type or Print)

Signature of Grantor

Signature of Grantee

Sworn to before me  
this \_\_\_\_\_ date of \_\_\_\_\_ 20\_\_\_\_

Sworn to before me  
this \_\_\_\_\_ date of \_\_\_\_\_ 20\_\_\_\_

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
 ) SS.:  
County of )

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

**769 MACDONOUGH ST**

Street Address		Unit/Apt.	
<b>BROOKLYN</b>	New York, <b>1498</b>	<b>54</b>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<i>Luis Villafane</i>	<i>By: Scott Kushnick, Self member</i>
Name of Grantor (Type or Print)	<b>769 M LLC</b> Name of Grantee (Type or Print)
<i>Luis Villafane</i>	<i>Scott Kushnick</i>
Signature of Grantor	Signature of Grantee
Sworn to before me this <u>25th</u> date of <u>May</u> 20 <u>16</u>	Sworn to before me this <u>25th</u> date of <u>May</u> 20 <u>16</u>
<i>[Signature]</i> KELLY OBRIEN Notary Public, State of New York Reg. No. 01086211041 Qualified in Kings County Commission Expires 09/08/20 <u>17</u>	<i>[Signature]</i> KELLY OBRIEN Notary Public, State of New York Reg. No. 01086211041 Qualified in Kings County Commission Expires 09/08/20 <u>17</u>

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**